

NOTICE OF PUBLIC HEARING

The Harrisonburg City Council will hold a public hearing on Tuesday, July 8, 2014 at 7:00 p.m., or as soon as the agenda permits, in the City Council Chamber located at 409 South Main Street, to consider the following:

***Zoning Ordinance Amendment – Junk Yards by SUP in M-1
(Sections 10-3-24, 25, 96, 97, & 99)***

Public hearing to consider a request from Gerdau with representative Richard Gallegos to amend the Zoning Ordinance to allow junk yards within the M-1, General Industrial District by special use permit. The Zoning Ordinance currently defines junk yards as any space or area or portion of lots used for the storage, sale, keeping or abandonment of junk or waste materials, including used building material, for the dismantling, demolition, sale or abandonment of automobiles and other vehicles, machinery or parts thereof. Currently, junk yards are prohibited in all zoning districts. To allow the specified use, the amendments would include: adding text within Sections 10-3-96 (8) and (20) explaining that vehicle salvage, storage of inoperable vehicles, or sale of junk continues to be prohibited in association with vehicle and other equipment sales or storage and for uses associated with taxicab, limousine, and bus uses, unless the property owner obtains a special use permit allowing a junk yard; adding junk yards as an available special use within Section 10-3-97; and adding text within Section 10-3-99 (c) that could allow materials that are otherwise permitted (i.e. at junk yard operations) to not have to be completely enclosed within structures. Furthermore, staff is proposing a minor modification to the existing definition of “junk yard” for clarification of its meaning, and to add off-street parking regulations within Section 10-3-25 specifically for junk yards.

For any additional information, contact the Community Development Department, 409 South Main Street, Monday through Friday, 8:00am to 5:00pm.

All persons interested will have an opportunity to express their views at this public hearing.

Any individual requiring auxiliary aids, including signers, in connection with the public hearing shall notify the City Manager at least five (5) days prior to the date of the meeting.